

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		DECATUR ST, ARLINGTON

OWNERSHIP

Owner 1:	MCMANUS MOLLY
Owner 2:	
Owner 3:	
Street 1:	89 DECATUR ST UNIT 3
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	CAMPBELL SCOT -
Owner 2:	-
Street 1:	89 DECATUR STREET UNIT 3
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	567,300			567,300
Total Card	0.000	567,300			567,300
Total Parcel	0.000	567,300			567,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	412.28	/Parcel:	412.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	558,900	0	.		558,900	558,900	Year End Roll	12/18/2019
2019	102	FV	483,800	0	.		483,800	483,800	Year End Roll	1/3/2019
2018	102	FV	424,600	0	.		424,600	424,600	Year End Roll	12/20/2017
2017	102	FV	387,200	0	.		387,200	387,200	Year End Roll	1/3/2017
2016	102	FV	387,200	0	.		387,200	387,200	Year End	1/4/2016
2015	102	FV	410,800	0	.		410,800	410,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL SCOT,	71926-247	1	11/26/2018		610,000	No	No		
THOMPSON MARIAN	63469-312		4/9/2014		419,000	No	No		
OREILLY TERENCE	62696-507		9/26/2013		419,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Measured	DGM	D Mann
3/31/2014	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA

[illegible]